

Realtors Declare War On Mail-Order Schemes

Adoption of a six-point program at the National Assn. of Real Estate Boards to protect the public against the dangers of buying certain subdivided land by mail and solely on the basis of advertising solicitation was announced today by Jack Schmidt, president of the Torrance-Lomita board of Realtors.

Schmidt said that the executive committee of the 72,328-member association adopted the program recently and urged the 1,433 local boards of realtors, of which the Torrance-Lomita board is one, to check on any promotional efforts that may be made in their areas to sell distant land tracts by mail on the basis of advertising claims and without adequate real estate counsel or pre-purchase inspection by potential buyers.

"There has been a wave of promotions recently by unprincipled operators that have resulted in the sale of the pub-

lic of land sites for vacation or retirement homes that are ill-suited for use or investment," the president of the board said.

"TO TAKE one instance, a promoter took several large newspaper ads to describe in glowing terms mountainous tracts in a western state. What he said was true, but he neglected to mention that the mountain top had been covered by lava many years ago and that water would be a major problem. This would have been revealed by a personal inspection by potential buyers, but the ad was keyed to purchase without such inspection at extremely low down payments."

Schmidt added that the local board, as a matter of meeting its continuing responsibility to protect the public interest emphasized in the NAREB Code of Ethics, would cooperate fully with the Na-

tional Assn. in this effort.

THE SIX POINTS in the NAREB program are:

1. Reemphasis of existing policy (adopted in May of this year) cautioning the public against the purchase of real estate by mail without personal inspection or without obtaining the counsel of a sound real estate advisor.
2. Realtor collaboration with law enforcement agencies, including postal authorities, state attorney generals, the

Federal Trade Commission, state real estate license law officials, and others, to obtain enforcement of existing laws and correction of abuses in the sale of subdivided lands.

3. Reference to state real estate associations for consideration in light of circumstances existing within the states of model legislation drafted by the Association's License Law Committee. This legislation is aimed at the regulation of the sale of subdivided land both in states in

which the land is located and also in which it is offered. State associations are to be provided also with a record of the laws by which so-called "free lot" promotions are curbed in some states.

4. PREPARATION of a suggested guide containing basic information by which prospective land purchasers may inform themselves on prudent steps to take in purchasing subdivided lands.
5. Cooperative work with publications to develop stand-

ards for use in the acceptance or rejection of offered advertising for subdivided lands and an appeal to publications to exercise caution in accepting such advertising.

6. Provision for a continuing committee to study all possible abuses in land subdivision schemes and recommendation that all member boards support Better Business Bureaus or other civic organizations in their efforts to investigate and curb the "by mail" sale of subdivided lands.

Garden Checklist

1. Many vegetables can be planted for winter harvest. Beets, carrots, lettuce, Swiss chard, peas, parsley, cabbage, Brussels sprouts are included.
2. Geraniums should be pruned back this month to keep plants from getting too leggy.
3. Continue spraying roses and late tuberous begonias for mildew. Add an insecticide to the rose spray to catch such late season pests as thrips, leafhopper.
4. Select shrubs for fall color. Many are beginning to show autumn tones in nurseries now.
5. Lawns may still be planted. It's getting late, however, for some inland areas, so hurry as it is desirable to get a new lawn in before the heavy rainy season.

Twelve Instructors Harbor College Adds

Twelve instructors were added to the Harbor College faculty with the opening of the school year.

Julian Enguidanos will instruct Spanish. Born in Valencia, Spain, he holds degrees from Adiline Christian College and USC and has taught at Pepperdine and El Camino Colleges.

New to the speech and English department is Thomas Vize. With B. A. and M. A. degrees from Los Angeles State, he has taught at Loyola University and Los Angeles Metropolitan College of Business.

Three instructors join the expanding nursing program. Mrs. Josephine Shepherd, who holds a B. A. degree from Long Beach State College, has taught at St. Vincent's College of Nursing and has served as a staff nurse at Harbor General Hospital.

Mrs. Sally Gay taught previously at Mt. San Antonio College. She holds a B. S. degree in Public Health from UCLA and has done graduate work in health education at Los Angeles State College.

Mrs. Violet Geres received her B. S. at USC and has done graduate work in public health at UCLA and Los Angeles State College. She taught at Knapp College of Nursing at Santa Barbara and has been a school nurse in Los Angeles.

ASSISTING Reuben Plaskoff in drama productions will be Fred C. Martin. A director of the Off-Broadway Theater in Long Beach and an actor in Long Beach Community Playhouse productions, Mr. Martin goes to New York each summer to study and attend plays. He received his B. A. degree from Long Beach State College, and M. A. from Los Angeles State College and has done graduate study at USC and New York University.

Robin DeVour, new psychology instructor, maintains an interest in music in which he gained a bachelor's degree at Occidental College. He has taken part in USO tours to Alaska, Japan and Korea. He has taught at USC and San Francisco State where he earned his master's degree in psychology.

Serving as assistant football coach is Gordon Wells who has moved to Harbor from nearby Narbonne High School where he was head football coach. He has earned degrees from Occidental College and Los Angeles State College.

ENGLISH instructor Sam Bluefarb previously taught at San Pedro High School. He holds a bachelor's degree in English from UCLA and a master's degree in library science from USC.

Returning from military service to teach music is Robert Billings. He was scheduled to fill this post last year but was called back to service at the start of the school year. Billings received bachelor's and master's degrees from Occidental College and has done graduate work at UCLA. He has taught at UCLA and served as a pilot in the Air Defense Command.

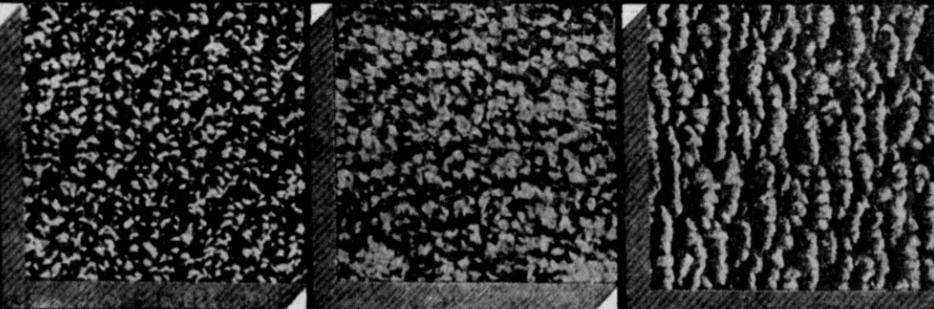
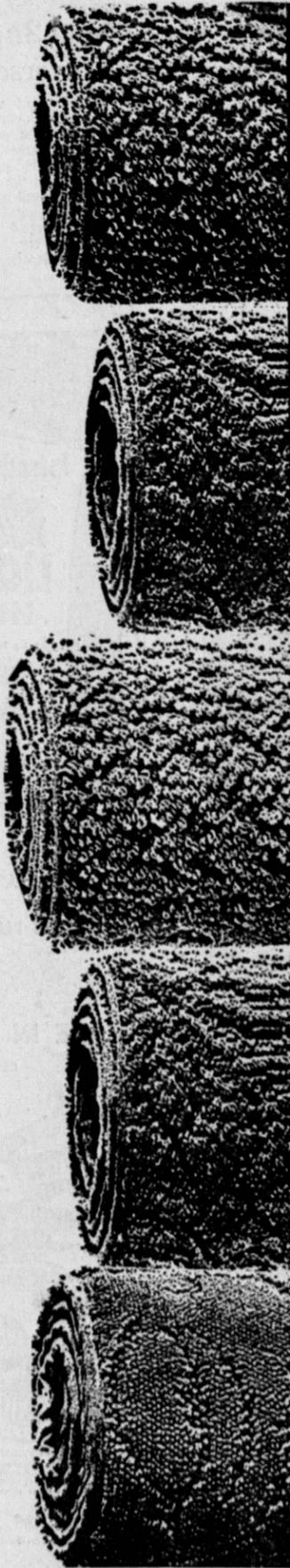
James Heusden is joining the division of Applied Technology as a drafting instructor. He holds degrees from UCLA and Los Angeles State College. Heusden has taught at Compton College and Los Angeles Trade Technical College, as well as being employed in industry as a tool designer and engineering draftsman.

Martin Reiter, who is now with the Geology Department, previously taught evening classes at Harbor. He acquired a bachelor's degree in science at the University of Wisconsin, and an M. A. from USC.

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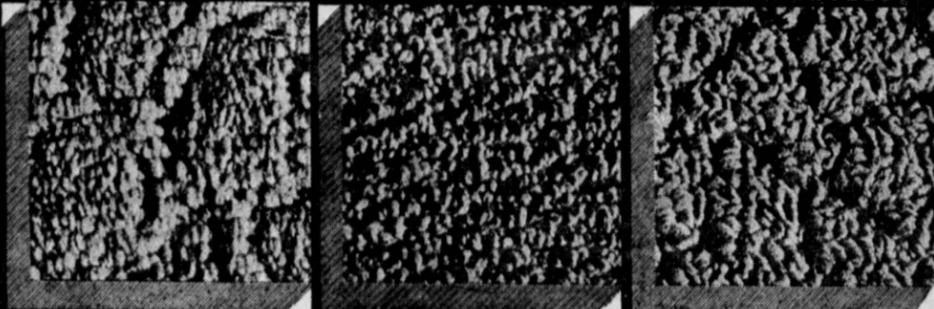
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